

Recommendation Report for Planning Permission

REF NO: LU/200/19/PL

LOCATION: Hm Coastguard Lookout Station
The Promenade
Littlehampton
BN17 5LH

PROPOSAL: Variation of condition 2 imposed under LU/98/17/PL relating to approved plans for minor fenestration alterations & use of zinc instead of concrete tiles & render.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal seeks amendments to an earlier approval LU/98/17/PL for conversion of the Coastguard Tower. The principle of conversion has therefore been agreed previously. The consideration of this application is limited to the change in materials and changes to the fenestration details. The approved bin/bike store is being altered from a large bucket and spade design to a zinc and timber structure with a profile similar to a beach hut. The application deletes the approved solar panels, drops the window head and provides timber shutters to the ground floor window on the east elevation. On the South Elevation the first floor window is moved from floor height to standard height and the window head is lowered with timber shutters added.
SITE AREA	17 sq metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	58 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is open to the promenade.
SITE CHARACTERISTICS	3 storey look out tower, currently unused. Red brick elevations with render at 3rd floor level. Hipped red tiled roof. UPVC windows, with roller shutters at ground floor level.
CHARACTER OF LOCALITY	Sited along the promenade, adjoining the H M Coastguard Tower. Beach to south of site. Concessions to east of the site consisting of a fish and chips take away, ice cream vendors and a shop selling various beach goods. Harbour Park amusements complex to the north of the site.

RELEVANT SITE HISTORY

LU/98/17/PL

Conversion of former Coastguard Tower to provide new tourist holiday accommodation, addition of solar panels, spiral staircase, bin & bike store. Previously approved under LU/453/07 & LU/247/10. Departure from the Development Plan and affects a Public Right of Way.

ApproveConditionally
14-09-17

LU/98/17/PL granted consent for conversion of the coastguard tower to new tourist holiday accommodation. The permission is valid for 3 years and expires on 14-09-2020.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Littlehampton Town Council

No Objection

1 Support - these are excellent and that will not only preserve such an important feature of the seafront but will give it a new lease of life. I feel the alterations are sympathetic while also being practically and aesthetically pleasing.

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATION RESPONSES RECEIVED:

- none

COMMENTS ON CONSULTATION RESPONSES:

- none

POLICY CONTEXT

Designation applicable to site:

Outside the Built-up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
CSP1	C SP1 Countryside
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
WDM1	W DM1 Water supply and quality
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

TOUDM1 TOU DM1 Tourism related development

TOUSP1 TOU SP1 Sustainable tourism and the visitor economy

[Littlehampton Neighbourhood Plan 2014 Policy 2](#) A Spatial Plan for the Town

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Policy 2 of Littlehampton Neighbourhood Plan is considered relevant.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The proposal seeks amendments to materials and fenestration details to the permission for the change of use and conversion of the former coastguard tower to tourist accommodation. The conversion of the tower has previously been agreed. Consideration of this application is therefore limited to the visual

impact of the proposed elevation changes and differing materials.

LOCATION OUTSIDE THE DEFINED BUILT UP AREA BOUNDARY

The site is outside the built up area boundary so the relevant local plan policies are SDSP2 and CSP1 of Arun Local Plan. The justification for the development in this location is set out in the consideration of LU/98/17/PL.

TOURISM

Policy TOU DM1 of Arun Local Plan states 'Outside of the built-up area, proposals will be expected to be small- scale and relate to quiet, informal recreation. The retention of the building would be supported in terms of its contribution to the appearance of the area generally and the provision of holiday accommodation in this location is welcomed. It is ideally located on the promenade.

VISUAL AMENITY

The previously approved conversion included replacement of existing fenestration as well as the inclusion of new windows to serve the new accommodation provided. The further alterations proposed which comprise minor alterations to fenestration and use of zinc instead of concrete tiles and render and rationalisation of the design of bin and bike store to improve function and aesthetics are considered to enhance the appearance of the structure and therefore would be positive change to the appearance of the locality. The style of the proposal is in-keeping with that of its surroundings. Its external appearance remains unaffected and the previously approved beneficial changes which included well detailed metal and timber balconies (one full and the other a half or Juliet) affixed to the south or front elevation overlooking the promenade and seafront and some adjustments to the existing windows remain unaltered by this proposal. The alterations are considered to enhance the appearance of the property and the area generally. The proposal therefore accords with policy DDM4 (a) of Arun Local Plan in that the alterations will be visually integrated with and sympathetic to the appearance of the building,

INTERNAL AND EXTERNAL SPACE STANDARDS

The proposal complies with Nationally prescribed space standards for a single bedroom 2 storey dwelling and on the basis that the proposal is only for holiday accommodation for a limited period of time and utilises and retains an existing building on the seafront which makes a positive contribution to the appearance of the area it is considered to be acceptable. A one bedroom 2 storey dwelling requires 58sqm. The proposal provides 60sqm over 4 storeys.

There is no outside amenity area allocated to the property, but it is located adjacent to the beach and areas of public open space so the lack of space is acceptable.

PARKING

Parking considerations remain as previously approved. There is no provision and the site is well serviced by the nearby public car park via Windmill Road to the north within 2 minutes walk from the building.

SUMMARY

The approved use has not been implemented to date, although it remains acceptable in this location and the development has been agreed in principle. The proposed alterations will be an enhancement visually with no detrimental impacts resulting upon neighbouring uses. It is therefore recommended that the application be approved subject to the following conditions.

HUMAN RIGHTS ACT

Human Rights Act:

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun

District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
Location & Block Plan C9/0164/00
Proposed Floor Plans C9/0164/05
Proposed Elevations C9/0164/04
Proposed Store C9/0164/08

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.
- 3 INFORMATIVE: This permission relates to the variation of condition 2 of planning permission LU/98/17/PL only. The applicant is advised and reminded that the planning conditions attached to the original planning permission number LU/98/17/PL remain in force and must be complied with. This decision only relates to the variation of Condition 2 of that planning permission.
- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the

National Planning Policy Framework.